

**GUILFORD COUNTY
BOARD OF ADJUSTMENT
MEETING MINUTES**

John H. McAdoo Conference Room
Third Floor, Truist Building
201 W Market St, Greensboro, NC 27401

March 3, 2026

Call to Order

6:00 p.m.

Chair Miller called the meeting to order at 6:00 p.m. and welcomed everyone to the meeting. She asked staff to call the roll for those members present at the meeting.

I. Roll Call

Mr. Moss called the roll for attendance at this meeting:

Present: Ditra Miller, Chair; Franklin Havens; Carey Campbell; Ronasia Dougherty, Alternate

Absent: Willie Johnson, Vice Chair; Joshua Scott

The following Guilford County staff members were also present: Jason Hardin, Planning and Development Deputy Director; Avery Tew, Senior Planner; Troy Moss, Planner I; and Matthew Mason, Attorney.

II. Agenda Amendments

None.

III. Approval of Minutes: October 7, 2025

Mr. Havens moved to approve the October 7, 2025, minutes, as submitted. The motion was seconded by Mr. Campbell. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Miller, Havens, Campbell, Dougherty. Nays: None.)

IV. Rules and Procedures

Chair Miller explained the Rules and Procedures followed by the Board of Adjustment.

Chair Miller stated that there was a variance case on the agenda for tonight's meeting. She pointed out that there were only four members of the Board present at the meeting, so the applicant has the option of continuing this case until the next meeting. The applicant, Kris Youngblood, stated that he would like to go ahead and have the case heard tonight.

V. Old Business

None.

VI. New Business

Evidentiary Hearing Item(s)

At this time, Chair Miller swore in or affirmed all individuals who intended to speak or provide testimony on the variance case on the meeting agenda.

A. VARIANCE CASE #26-01-BOA-00001: 5305 MOCKINGBIRD RD, GREENSBORO, NC 27406 (TWO VARIANCES – GRANTED)

Kris Youngblood is requesting two variances from Guilford County Unified Development Ordinance (UDO) Subsection 4.2.2.B, which requires a 15 ft. minimum side setback for properties zoned Residential-40, RS-40. Located at 5305 Mockingbird Rd, Greensboro, NC 27406 (Guilford County Tax Parcel #134112 in Fentress Township), the subject property comprises 0.52 acres and is zoned RS-40, Residential.

The applicant is seeking the following variances:

1. A 12 ft. variance to allow a 3 ft. side setback in order to permit construction of an attached garage, in accordance with the submitted site plan.
2. A 5 ft. variance to allow a 10 ft. side setback in order to permit construction of a screened porch and a heated addition to the existing home, in accordance with the submitted site plan.

Mr. Tew summarized the case and explained that the applicant was proposing various additions to the home, some of which would encroach into the required side setback. The proposed additions would require two variances because different additions would encroach into the setback to different extents. The surrounding area is predominantly residential. Topography on site slopes moderately downward toward the lake to the east of the property. Mr. Tew noted that adjacent property owners had been notified and a hearing notification sign had been posted on the subject property, in addition to the legal notice published on the County's legal notices website.

Chair Miller asked that anyone wishing to speak in favor of the application to come forward.

Kris Youngblood, applicant, stated that with strict application of the Ordinance, a two-car garage would not be possible on this property. There would be no other way to place a shelter for vehicles on the property, based on the placement of the house on the property and its proximity to the property lines. The hardship results from conditions that are particular to the property and from the unique characteristics of the property, including the lot width, existing house placement, and site constraints such as the steep grade on the sides of the house through the rear of the property. No other location for the proposed garage and addition are feasible because of the well in front of the house, the septic in the rear. Any other location also would not allow functional access, safe circulation, or be compatible with the architectural design of the house. The hardship did not result from actions taken by the property owner because the house is as-is on a pre-existing lot and is not a result of any actions taken or created by the homeowner. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved, in that the requested variance is the minimum relief necessary to allow for the proposed reasonable and customary residential improvement. The proposed additions are consistent with other homes in the area and will not alter the residential character of the neighborhood, impair adjacent properties, or create safety or drainage issues. They plan to capture and divert all water runoff. The proposed additions will not interfere with neighbors' enjoyment of light and privacy. Finally,

it will further improve safety by allowing for off-street parking in the garage, as opposed to parking on the street.

Chair Miller asked how long Mr. Youngblood had owned the property. Mr. Youngblood responded that he has owned the property since the fall of 2022 or 2023.

Chair Miller asked how many cars Mr. Youngblood needed to park elsewhere due to the lack of an enclosed garage. Mr. Youngblood responded that he owns three cars. He currently has to park one or two of them uncovered in the driveway.

Chair Miller asked how the proposed heated addition would be used? Mr. Youngblood responded that the heated addition would take the place of the existing carport. It would be enclosed and turned into an office.

Lee Comer, 1706 Madison Avenue, Greensboro, NC 27403, stated that she is the general contractor for this project. She had been working on an interior renovation of the first floor and basement of the home. When the homeowner expressed interest in adding storage and a garage, she started looking at options, which she felt were very limited. She had contacted a consultant to advise them on the septic and well location. Based on that information, she felt the only option they had was for the garage to come out in front of the house. They had looked at neighboring properties to determine how they had handled similar situations, which informed their strategy. In the back yard, there was no option to move the septic lines or tank, which prevented construction of a garage in the back yard. A detached garage would also not work. Some of the neighbors had built similar L-shaped additions. She felt that this was the only option that would enable the homeowner to meet his needs for a living space.

Chair Miller asked how close the additions would be to the neighboring house? Ms. Comer thought it was about 15 ft. Mr. Youngblood added that the house sits at an angle to the property line, so it was difficult to estimate. Ms. Comer said that if the concern was privacy or water runoff, they had addressed those concerns with the neighboring property owner, who had nothing but supportive things to say. She pointed out that there were several nearby homes with similar setups, so this would be in character with the neighborhood.

Mr. Mason asked how many bedrooms and bathrooms currently exist in the home? Mr. Youngblood responded that there were three bedrooms and three bathrooms.

Chair Miller asked if there had been any complaints or comments from neighbors? Mr. Tew responded that staff had not been contacted about the case.

There being no other speakers, Chair Miller closed the evidentiary hearing by acclamation.

Chair Miller moved that the Guilford County Board of Adjustment, having held a duly-noticed hearing on March 3, 2026, to consider Case #26-01-BOA-00001, submitted by Kris Youngblood, grant a 12 ft. variance to allow a 3 ft. side setback in order to permit construction of an attached garage, in accordance with the submitted site plan, with respect to the property located at 5305 Mockingbird Road, Greensboro, NC 27406, being Tax Parcel #134112, in a manner not permissible under the literal terms of the Ordinance, and having heard all the evidence and arguments presented at the hearing, makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

1. It is the Board's CONCLUSION that unnecessary hardship **will** result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. This conclusion is based on the following FINDINGS OF FACT: **With strict application of the Ordinance, a two-car garage would not be possible on the property, and there would be no other way to shelter vehicles or storage.**
2. It is the Board's CONCLUSION that the hardship **does** result from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. This conclusion is based on the following FINDINGS OF FACT: **Hardship results from the unique characteristics of the lot, including its width, existing house placement, and site constraints such as the steep grade from the sides of the house through the rear of the property. No other locations for the garage addition are feasible because of the well in the front of the house and the septic system in the rear, and/or would not allow functional access, safe circulation, and be compatible with the architectural design of the home.**
3. It is the Board's CONCLUSION that the hardship **does not** result from actions taken by the applicants or the property owners. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. This conclusion is based on the following FINDINGS OF FACT: **The house as is sits on the pre-existing lot and is not a result of actions taken by or created by the homeowner.**
4. It is the Board's CONCLUSION that the requested variance **is** consistent with the spirit, purpose and intent of the Ordinance, such that public safety is secured and substantial justice is achieved. This conclusion is based on the following FINDINGS OF FACT: **The requested variance is the minimum relief necessary to allow for this reasonable and customary residential improvement that is consistent with other homes in the area. It will not alter the residential character of the neighborhood, impair adjacent properties, or create a safety or drainage issue. The applicant plans to capture and divert all water runoff. The variance will not interfere with neighbors' enjoyment of light or privacy. It will further improve public safety by allowing parking in the garage versus parking on the street.**

Therefore, on the basis of all the foregoing, Chair Miller moved that a 12 ft. variance to allow a 3 ft. side setback in order to permit construction of an attached garage, in accordance with the submitted site plan, be granted subject to the following: compliance with all local, state and federal laws. The motion was seconded by Mr. Campbell. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Miller, Havens, Campbell, Dougherty. Nays: None.)

Chair Miller reopened the evidentiary hearing so that Board members could ask additional questions of the applicant and witness(es).

Mr. Campbell asked if the applicant had any additional information concerning the variance for the screened porch and heated addition. Ms. Comer responded that the hardships

faced by the applicant were essentially the same for both variances. Given the footprint and layout of the house, they were not proposing to change where the kitchen, living space, or bedrooms were located within the house. To construct a laundry room and office on the other side of the house would create a very odd flow within the house. You would have to pass through a bedroom to get to the addition. By modernizing the home, it will allow Mr. Youngblood to age in place at this home.

Ms. Comer stated that, with respect to the 5 ft. variance to construct the heated addition and covered porch, Mr. Youngblood would face a hardship as a result of strict application of the Ordinance in that he would not be able to add an addition to his home where it makes logical sense to do so. This is the result of the same conditions that are unique to the property and similarly was not caused by Mr. Youngblood's actions. Finally, this variance would also not jeopardize safety. She was very conscious when deciding where to place windows to preserve privacy.

Chair Miller closed the evidentiary hearing by acclamation.

Mr. Campbell moved that the Guilford County Board of Adjustment, having held a duly-noticed hearing on March 3, 2026, to consider Case #26-01-BOA-00001, submitted by Kris Youngblood, grant a 5 ft. variance to allow a 10 ft. side setback in order to permit construction of a screened porch and heated addition, in accordance with the submitted site plan, with respect to the property located at 5305 Mockingbird Road, Greensboro, NC 27406, being Tax Parcel #134112, in a manner not permissible under the literal terms of the Ordinance, and having heard all the evidence and arguments presented at the hearing, makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

1. It is the Board's CONCLUSION that unnecessary hardship **will** result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. This conclusion is based on the following FINDINGS OF FACT: **Bringing the building up to code and modernizing the design of the home will enable the homeowner to age in place. Strict application of the Ordinance would prevent addition of the needed office, half-bathroom, laundry/mudroom, and screened porch. The requested variance is the only way to enable the proposed addition.**
2. It is the Board's CONCLUSION that the hardship **does** result from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. This conclusion is based on the following FINDINGS OF FACT: **Hardship results from the unique characteristics of the lot, including its width, existing house placement, and site constraints such as the steep grade from the sides of the house through the rear of the property. No other locations for the needed office, half-bathroom, laundry/mudroom, and screened porch are feasible because of the well in the front of the house and the septic system in the rear, and/or would not allow functional access, safe circulation, and be compatible with the architectural design of the home.**

3. It is the Board's CONCLUSION that the hardship **does not** result from actions taken by the applicants or the property owners. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. This conclusion is based on the following FINDINGS OF FACT: **The house as is sits on the pre-existing lot and is not a result of actions taken by or created by the homeowner.**
4. It is the Board's CONCLUSION that the requested variance **is** consistent with the spirit, purpose and intent of the Ordinance, such that public safety is secured and substantial justice is achieved. This conclusion is based on the following FINDINGS OF FACT: **The requested variance is the minimum relief necessary to allow for this reasonable and customary residential improvement that is consistent with other homes in the area. It will not alter the residential character of the neighborhood or impair adjacent properties. The variance will not interfere with neighbors' enjoyment of light or privacy. It will further improve public safety by allowing the heated square footage needed for the office, half-bathroom, laundry/mudroom, and screened porch, in addition to the attached two-car garage with storage area in front of the existing carport, thus creating a larger, safer indoor environment for the residents and their property.**

Therefore, on the basis of all the foregoing, Mr. Campbell moved that a 5 ft. variance to allow a 10 ft. side setback in order to permit construction of a screened porch and heated addition to the existing home, in accordance with the submitted site plan, be granted subject to the following: compliance with all local, state and federal laws. The motion was seconded by Chair Miller. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Miller, Havens, Campbell, Dougherty. Nays: None.)

VII. Other Business

Election of 2026 Officers

Chair Miller noted that two regular members were absent from this meeting. She moved to reschedule the Election of 2026 Officers agenda item to the April 7, 2026, regular meeting. The motion was seconded by Mr. Havens. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Miller, Havens, Campbell, Dougherty. Nays: None.)

VIII. Adjournment

There being no further business before the Board, Chair Miller adjourned the meeting by acclamation at 6:57 p.m.

The next regular meeting of the Guilford County Board of Adjustment is scheduled for April 7, 2026, at 6:00 p.m. in the Carolyn Q. Coleman Conference Room, located on the first floor of the Old Guilford County Courthouse, 301 W Market St, Greensboro, NC 27402.